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*Attorneys for Plaintiff Wells Fargo Bank,  
NA, as Trustee, on behalf of the holders of  
Structured Asset Mortgage Investments II,  
Inc., Bear Stearns Mortgage Funding, Trust  
2007-AR5, Mortgage Pass Through  
Certificates, Series 2007-AR5*

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

WELLS FARGO BANK, N.A., AS  
TRUSTEE, ON BEHALF OF THE  
HOLDERS OF STRUCTURED ASSET  
MORTGAGE INVESTMENTS II, INC.,  
BEAR STEARNS MORTGAGE  
FUNDING, TRUST 2007-AR5,  
MORTGAGE PASS THROUGH  
CERTIFICATES, SERIES 2007-AR5

Plaintiff,

vs.

SFR INVESTMENTS POOL I, LLC, a  
Nevada limited liability company;  
SILVERSTONE RANCH COMMUNITY  
ASSOCIATION, a Nevada non-profit  
corporation,

Defendants.

Case No. 2:16-cv-02730-APG-PAL

**STIPULATION AND ORDER TO  
DISMISS WITH PREJUDICE  
DEFENDANT/COUNTER-  
CLAIMANT SFR INVESTMENTS  
POOL 1, LLC, AND DEFENDANT  
SILVERSTONE RANCH  
COMMUNITY ASSOCIATION**

Plaintiff Wells Fargo Bank, N.A., as Trustee, on behalf of the holders of  
Structured Asset Mortgage Investments II, Inc., Bear Stearns Mortgage Funding,  
Trust 2007-AR5, Mortgage Pass Through Certificates, Series 2007-AR5 (“Wells  
Fargo”), Defendant SFR Investment Pools 1, LLC (“SFR”), and Defendant Silverstone

1 Ranch Community Association (the “Association”) (collectively, the “Parties”) hereby  
2 stipulate as follows:

3 1. This action concerns title to real property commonly known as 8088  
4 Celina Hills Street, Las Vegas, Nevada (“Property”) following a homeowner’s  
5 association foreclosure sale conducted on July 31, 2014, with respect to the Property.

6 2. As it relates to the Parties, a dispute arose regarding that certain Deed  
7 of Trust recorded against the Property in the Official Records of Clark County,  
8 Nevada as Instrument Number 20070504-0002861 (“Deed of Trust”), and in  
9 particular, whether the Deed of Trust continues to encumber the Property.

10 3. The Parties to this Stipulation have settled and agreed to release their  
11 respective claims among them, and further agreed that the claims among them,  
12 including the Complaint, shall be DISMISSED with prejudice;

13 6. The Parties further stipulate and agree that the Lis Pendens recorded  
14 against the Property in the Official Records of Clark County, Nevada, as Instruments  
15 Number 20161214-00000002 be, and the same hereby is, EXPUNGED.

16 8. The Parties further stipulate and agree that a copy of this Stipulation  
17 and Order may be recorded with the Clark County Recorder;

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11. Each party in this case number 2:16-cv-02730-APG-PAL shall bear its own attorneys' fees and costs.

Dated this December 20, 2018.

BALLARD SPAHR LLP

KIM GILBERT EBRON

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holders of Structured Asset Mortgage  
Investments II, Inc., Bear Stearns  
Mortgage Funding, Trust 2007-AR5,  
Mortgage Pass Through Certificates,  
Series 2007-AR5*


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*Attorneys for Silverstone Ranch  
Community Association*

IT IS SO ORDERED.

  
United States District Judge

Dated: December 21, 2018